

ATXI has been unsuccessful in obtaining an easement from Diana Leavell-Fitzpatrick, who owns one parcel, internally designated as A_ILRP_MP_MO_073_ROW, along the Meredosia to Pawnee segment of the project in Morgan County, Illinois. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Leavell-Fitzpatrick on 60 occasions, including 21 phone calls, 6 letters, 8 in-person meetings and 25 voicemails..

ATXI mailed Ms. Leavell-Fitzpatrick her initial offer package on April 21, 2014, after unsuccessfully attempting to arrange an in-person meeting to discuss the offer. In June of 2014, the land agent did meet with Ms. Leavell-Fitzpatrick and presented the initial offer. Throughout August and September of 2014, Ms. Leavell-Fitzpatrick proposed a route adjustment that would move the line off her property. After ATXI obtained a neighbor's approval for this relocation, Ms. Leavell-Fitzpatrick stated that she would rather have the easement on her property.

In October of 2014, Ms. Leavell-Fitzpatrick stated that she thought ATXI's compensation offer was low and requested that ATXI stake the pole locations along the easement. ATXI staked the locations and the land agent repeatedly requested a counteroffer. Since October of 2014, the land agent has continually requested a counteroffer and an explanation of any issues Mr. Leavell-Fitzpatrick may have preventing a voluntary agreement.

In March of 2015, Ms. Leavell-Fitzpatrick stated that she may want to get a timber appraisal to determine the value for the timber that would be removed along the easement. Since then, Ms. Leavell-Fitzpatrick has stated she may have a contact that could help her in determining if the timber has value and she will reach out to that individual but that she wasn't really entertaining a counter offer at this time.

Ms. Leavell-Fitzpatrick has also said that she may want to have an attorney look over the easement documents. The land agent has repeatedly requested the name of her attorney and a for

a description of the issues she may have with the easement language, and offered to provide a confidential settlement agreement to address any identified issues. As of the date of this filing, Ms. Leavell-Fitzpatrick has not provided the name of her attorney or identified any issues with the easement language.

ATXI offered Ms. Leavell-Fitzpatrick additional compensation for an access easement in August of 2015. The land agent explained that this was in addition to the permanent easement. Ms. Leavell-Fitzpatrick has not accepted ATXI's offer for access or provided a counteroffer.

Although Ms. Leavell-Fitzpatrick is dissatisfied with ATXI's offer, she has not provided any documentation supportive of a higher offer or any specific issues she may have with the easement language. Despite continuing negotiations for over a period of more than a year, the parties still have not reached a voluntary agreement; ATXI will continue to negotiate with Ms. Leavell-Fitzpatrick to the extent she is willing to engage in negotiations with ATXI. However, voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

A-ILRP-MP-MO-073

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent



2. Initial appointment set for 6-9-14



3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting



4. Prepare and review Acquisition documents and maps



5. Provide landowner with business card and show Ameren ID badge



6. Ask the landowner they received the 14 day letter:



a. Ask if the landowner read 14 days letter

b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project



8. Discuss routing and how it affects landowner:



a. Provide Fact Sheet about the project

b. Provide landowner copies of:

i. Small scale map of the project

ii. Sketch and description of type of facilities/structures

iii. Approximate location of facilities

iv. Option for Easement including exhibit showing length and width of the easement area

v. Memorandum of Option Exhibit B

9. Make compensation offer, provide calculation sheet and explain basis of offer



10. Discuss subordination of mortgage, if applicable



11. Complete Construction Questionnaire, including name of tenant, if applicable



12. Provide EMF brochure, if requested



13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable



14. Agent Name (Print and Sign) _____



Tax Id: 12-22-400-002

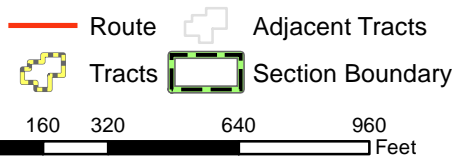


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Diana Leavell-Fitzpatrick

Tract No.:A_ILRP_MP_MO_073

Date: 4/14/2015

EXHIBIT "A"

A 4.526 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT V IN DEED TO DIANA FITZPATRICK N/K/A DIANA LEAVELL-FITZPATRICK, RECORDED IN DOCUMENT NO. 576700 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS (D.R.M.C.I.), DESCRIBED AS TRACT NO. 5 IN LAST WILL AND TESTAMENT TO DIANA LEAVELL-FITZPATRICK, RECORDED IN CAUSE NO. 80-P-147 OF THE COURT RECORDS OF MORGAN COUNTY, ILLINOIS AND DESCRIBED AS TRACT III IN DEED TO DIANA LEAVELL-FITZPATRICK, RECORDED IN DOCUMENT NO. 576040, D.R.M.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "PLS 2142" FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1084149.89, E:2258899.95;

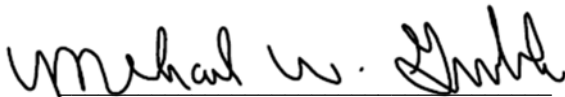
THENCE SOUTH 00 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,628.89 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHEAST 1/4;

THENCE NORTH 00 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4, FROM WHICH A 6-INCH X 7-INCH STONE FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 22 BEARS NORTH 00 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 2,635.95 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,629.03 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 197,172 SQUARE FEET OR 4.526 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/17/2015



EXHIBIT "A"

A 0.321 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT V IN LAST WILL AND TESTAMENT TO DIANA FITZPATRICK N/K/A DIANA LEAVELL-FITZPATRICK, RECORDED IN DOCUMENT NO. 576700 OF THE COURT RECORDS OF MORGAN COUNTY, ILLINOIS (C.R.M.C.I.), DESCRIBED AS TRACT NO. 5 IN LAST WILL AND TESTAMENT TO DIANA LEAVELL-FITZPATRICK, RECORDED IN CAUSE NO. 80-P-147, C.R.M.C.I. AND DESCRIBED AS TRACT III IN DEED TO DIANA LEAVELL-FITZPATRICK, RECORDED IN DOCUMENT NO. 576040, DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHEAST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 00 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 2,431.31 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1083948.05, E:2258897.47;

THENCE NORTH 80 DEGREES 25 MINUTES 37 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 129.11 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 41 MINUTES 32 SECONDS, A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 34 MINUTES 51 SECONDS WEST, 71.79 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 72.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 52 DEGREES 44 MINUTES 05 SECONDS WEST, A DISTANCE OF 127.30 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF A PROPOSED 150 FOOT WIDE EASEMENT;

THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 82.66 FEET TO A POINT FOR CORNER;

THENCE SOUTH 52 DEGREES 44 MINUTES 05 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 61.47 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 41 MINUTES 32 SECONDS, A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 34 MINUTES 51 SECONDS EAST, 47.86 FEET;

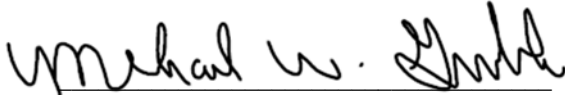
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 48.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 80 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 121.31 FEET TO A POINT FOR CORNER IN SAID EAST LINE, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2142" FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS NORTH 00 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 151.26 FEET;

EXHIBIT "A"

THENCE SOUTH 00 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 14,001 SQUARE FEET OR 0.321 OF AN ACRE OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/29/2015



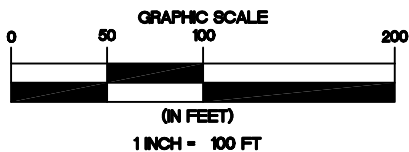


EXHIBIT "A"

ATXI Exhibit 2.3 Part C

Page 9 of 9

JAMES E. ECK
DOCUMENT NO. 488259
D.R.M.C.I.

AND
TRUST CREATED IN THE WILL
OF ELIZABETH CHARLENE ECK
CAUSE NO. 13-P-42
C.R.M.C.I.
A_ILRP_MP_MO_070
A_ILRP_MP_MO_071
A_ILRP_MP_MO_072

MARK RUSSELL PENNELL
DOCUMENT NO. 416412
D.R.M.C.I.
A_ILRP_MP_MO_076

PROPOSED 150'
WIDE EASEMENT

P.O.R.
NE COR
SE 1/4
SEC 22

SECTION 22
TOWNSHIP 14N
RANGE 11W

PROPOSED 50'
WIDE ACCESS
ROAD EASEMENT
0.321 ACRES
(14,001 S.F.)

P.O.R.-1/2" IRON ROD FOUND
SE COR SE 1/4 SEC 22

P.O.B.
GRID COORDINATES
N:1083948.05
E:2258897.47

TRACT V
DIANA FITZPATRICK, N/K/A
DIANA LEAVELL-FITZPATRICK
DOCUMENT NO. 576700
C.R.M.C.I.
AND
TRACT NO. 5
DIANA LEAVELL-FITZPATRICK
CAUSE NO. 80-P-147
C.R.M.C.I.
AND
TRACT III
DIANA LEAVELL-FITZPATRICK
DOCUMENT NO. 576040
D.R.M.C.I.
A_ILRP_MP_MO_073

WILLIAM J. BAXTER AND
RHONDA S. BAXTER,
HUSBAND AND WIFE
DOCUMENT NO. 485602
D.R.M.C.I.
A_ILRP_MP_MO_074

LINE TABLE

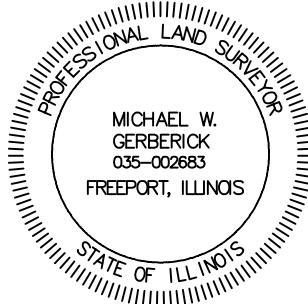
NUMBER	BEARING	DISTANCE
L1	N80°25'37"W	129.11'
L2	N52°44'05"W	127.30'
L3	S89°57'15"E	82.66'
L4	S52°44'05"E	61.47'
L5	S80°25'37"E	121.31'
L6	S00°42'07"W	50.61'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	27°41'32"	150.00'	72.50'	N66°34'51"W	71.79'
C2	27°41'32"	100.00'	48.33'	S66°34'51"E	47.86'

LEGEND

- C.R.M.C.I. COURT RECORDS
MORGAN COUNTY, ILLINOIS
- D.R.M.C.I. DEED RECORDS
MORGAN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
● 1/2" IRON ROD WITH A YELLOW
CAP STAMPED "PLS 2142" FOUND
- △ CALCULATED POINT
- SECTION LINE
- ===== SUBJECT PROPERTY LINE
- ===== PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT



Michael W. Gerberick

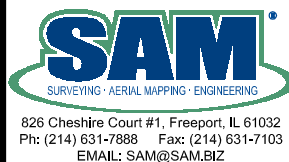
MICHAEL W. GERBERICK
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NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/29/2015
SCALE: 1"=100'
TRACT ID: A_ILRP_MP_MO_073
DRAWN BY: TR



50' ACCESS ROAD
EASEMENT
MEREDOSIA TO PAWNEE
SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 WEST
OF THE 3RD PRINCIPAL MERIDIAN
MORGAN COUNTY, ILLINOIS